

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
January 20, 2009**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

2. Roll Call.

PRESENT: Westheimer, McFarland, J. Valadez, Sherrill, Hawkins, Martinez, Gray

ABSENT: Gadberry, Myers, Wright, R. Valadez

3. Approval of January 6, 2009 Minutes.

1:00 PM – Public Hearing

COMBINED HEARING:

Commissioner Sherrill made a motion to approve the following rezoning cases with conditions and amendments as staff has recommended. Additionally, no citizens have signed to speak in opposition on the said cases: items 8 and 10. The motion was seconded by Commissioner McFarland.

4. **ZONING CASE NUMBER Z2009031 S (Council District 10):** A request for a change in zoning from "I-1" General Industrial District to "C-3NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for an Auto Alarm and Radio Retail Store on Lot 19, NCB 12170, 1790 Austin Highway. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner McFarland to recommend approval with the following conditions:

1. No motor vehicle sales shall be allowed on the subject property.
2. No repossessed vehicle sales shall be allowed on the subject property.
3. No storage of junk vehicles shall be allowed on the subject property.
4. Business or office hours of operation shall not be permitted before 7:00 am or after 7:00 pm.

AYES: Westheimer, McFarland, J. Valadez, Sherrill, Hawkins, Martinez, Gray

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2009034 S (Council District 1): A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization to allow a Pay Day Loan Agency on a 0.0476 acre tract of land out of Lot 18, NCB 13718, 834 Northwest Loop 410. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Shearer Hills-Ridgeview Neighborhood Association. Staff mailed 64 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner McFarland to recommend approval.

AYES: Westheimer, McFarland, J. Valadez, Sherrill, Hawkins, Martinez, Gray

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

6. ZONING CASE NUMBER Z2009027 ERZD (Council District 9): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-3 ERZD" General Commercial Edwards Recharge Zone District on 0.46 of an acre out of Lot 18 and 19, Block 13, NCB 13827, 136 and 143 Kenley Place. Staff recommends approval.

Lucy Peveto, representative, stated they are proposing to develop a hotel on the subject property. She further stated she has meet with the surrounding property owners and will continue to address their concerns prior to City Council hearing.

The following citizen(s) appeared to speak:

William Yates, spoke in opposition.

Julie Knowlton, spoke in opposition.

Staff stated there were 14 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned in favor and no response from Shady Oaks Homeowners Association in opposition.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend approval including SAWS recommendations.

AYES: Westheimer, McFarland, J. Valadez, Sherrill, Hawkins, Martinez, Gray
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2009030 CD (Council District 1): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 CD" Residential Single-Family District with a Conditional Use for a Bakery on the east 50 feet of the north 150 feet of Lot 25, Block 3, NCB 8418, 723 Gardina Street. Staff recommends denial.

Monte Young, owner, stated they are proposing to develop a bakery on the subject property.

The following citizen(s) appeared to speak:

Margaret Young, spoke in favor.

Staff stated there were 27 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Los Angeles Heights – Keystone Neighborhood Association. Staff mailed 34 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend approval with staff's conditions:

1. No exterior display or sign with the exception that a nameplate, not exceeding 3 square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7 a.m. or after 6 p.m.

AYES: McFarland, Hawkins, Martinez
NAYS: Westheimer, J. Valadez, Sherrill, Gray

THE MOTION FAILS

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Sherrill to recommend denial.

AYES: Westheimer, McFarland, J. Valadez, Sherrill, Gray

NAYS: Hawkins, Martinez

THE MOTION FAILS

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Sherrill to recommend a continuance until February 3, 2009.

AYES: Westheimer, McFarland, Sherrill, Hawkins, Martinez, Gray

NAYS: J. Valadez

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2009032 (Council District 1): A request for a change in zoning from "C-3" General Commercial District to "C-3 HS" General Commercial Historic Significance District on the east 114.6 feet of Lot 14, Block 3, NCB 1726, 2011 McCullough. Staff recommends approval.

City staff presented this case.

The following citizen(s) appeared to speak:

Rollette Schreckenghost, representing San Antonio Conservation Society, spoke in favor.

Richard Brownley, owner, spoke in opposition.

Staff stated there were 27 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor and no response from Tobin Hill Neighborhood Association and Tobin Hill Residents Association. Staff mailed 26 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Sherrill to recommend a continuance until February 17, 2009.

AYES: Westheimer, McFarland, J. Valadez, Sherrill, Hawkins, Martinez, Gray

NAYS: None

THE MOTION CARRIED

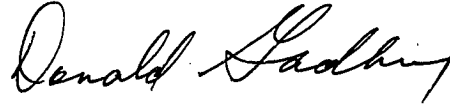
January 20, 2009

5

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:52 p.m.

APPROVED:

A handwritten signature in cursive script, appearing to read "Donald Sadling".

Michael Westheimer, Pro-Tem

ATTEST:

A handwritten signature in cursive script, appearing to read "Robert A. Smith".

Executive Secretary